Industrial Cape Breton

Fact Book

Fourth Edition
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Nova Scotia
Department of Development

Statistical Services Branch
1800 Argyle St. P.O. Box 519, Halifax,
Nova Scotia B3J 2R7 (902) 424-5691

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Foreword

This is the fourth edition of the *Industrial Cape Breton Fact Book*, a handy reference for statistical information pertaining to the area. The term "Industrial Cape Breton" is not a geographic designation but refers to the urbanized area of which the focal point is the City of Sydney. Due to limited availability of data, most information presented is either for the entire County of Cape Breton or for all of the municipal units contained therein.

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Location and Climate

Industrial Cape Breton is composed of the most northerly portion of the County of Cape Breton, which in turn occupies the northeast corner of Cape Breton Island. The Island is linked to the Nova Scotia mainland by the Canso Causeway. The industrial area of the county is composed of the City of Sydney, the towns of Glace Bay, New Waterford, Sydney Mines, North Sydney, and Dominion and the numerous unincorporated communities in the 35 km crescent from Glace Bay to Sydney Mines. Louisbourg is the only incorporated town within the county which is outside this urban area. The entire county comprises approximately 2,472.9 km².

Sydney is located 167 km by road from the Strait of Canso, 432 km from Halifax and 445 km from the New Brunswick border. North Sydney serves as the major mainland terminus for movement of passengers and freight to Newfoundland.

MAP 1

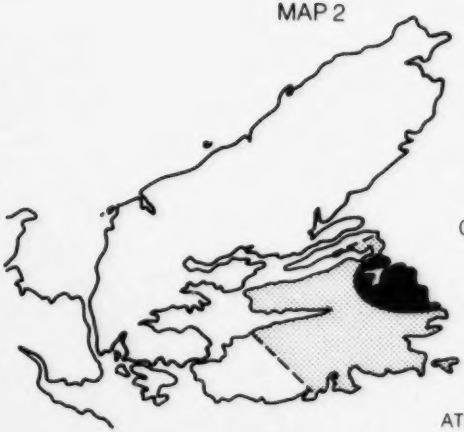
Ferries connect with Port Aux Basques (160 km) and Argentia (426 km) in Newfoundland. By air, Sydney is 40 minutes from Halifax, two hours from Boston, two and one half hours from Montreal, and three hours from Toronto.

The summers on Cape Breton Island are comfortably warm, with average daily high temperature of 23°C, and a mean July temperature of 18°C. Mid-winter temperatures in the Sydney area average -4°C, which is similar to Halifax or Toronto. Winter tends to be the windiest season, when wind velocities average approximately 23 km per hour. The Cape Breton Highlands area of adjoining Inverness and Victoria Counties usually has a higher snowfall and thus is an attractive ski resort area.

Rainfall averages 108 cm a year, and there is an annual snowfall of 318 cm. October to January is the wettest period of the year, with 14.9 cm of precipitation each month.

Wentworth Park, Sydney

MAP 2


CAPE BRETON
COUNTY
ATLANTIC OCEAN

MAP 3

Pt. Aconi
Sydney Mines
North Sydney
New Waterford
Dominion
Glace Bay
Sydney
Port Morien
Louisbourg
Gabarus
ATLANTIC OCEAN

History

"Cape Breton" is reputed to be the oldest name of European origin in North America and it is believed that the Island was visited by European fishermen long before John Cabot's famous voyage of 1497.

Colonization began in earnest after the French founded the Fortress of Louisbourg in 1713, when Cape Breton Island became a fishing and trading centre for the French and Micmac population. After the Island was finally ceded to the British in 1763, an influx of United Empire Loyalists began. Under the leadership of Joseph F. W. DesBarres as Lieutenant-Governor, Cape Breton became a separate colony with Sydney (originally named Spanish Bay) as the capital. Thirty-five years later, in 1820, the Island was re-annexed to mainland Nova Scotia.

Early in the 19th century, significant numbers of Scottish settlers began to emigrate to Cape Breton Island. The first emigrant ship to reach Sydney arrived in 1802 with 300 Scottish settlers. The influx continued until by 1850, some 50,000 Scots had settled on the Island. Population growth was inhibited in the Sydney area at this time by the harsh climate and poor soils. The Industrial Revolution, however, heralded the development of the coal and steel industries, which were to be the governing factors in the pattern of development of Cape Breton.

The boom of coal mining during the second half of the 19th century and the establishment of the steel plant in 1901, brought a major influx of residents to the region. From a small town of 2,500 in 1899, Sydney mushroomed into a city of 20,000 by 1913. The steel plant and the surrounding coal seams formed the boundaries of the urban development in the Industrial Cape Breton region.

The growth of the region and its economy in the 20th century are closely aligned with the fluctuating fortunes of the coal and steel industries.

Coal

Coal was first mined by the French near Glace Bay early in the 18th century. It was not until 1827, however, that the General Mining Association, a British company, began coal mining on a significant scale near Sydney. By the 1850's coal was being exported, new mines were opened at Glace Bay, Port Morien and Lingan and annual production exceeded 100,000 tons.

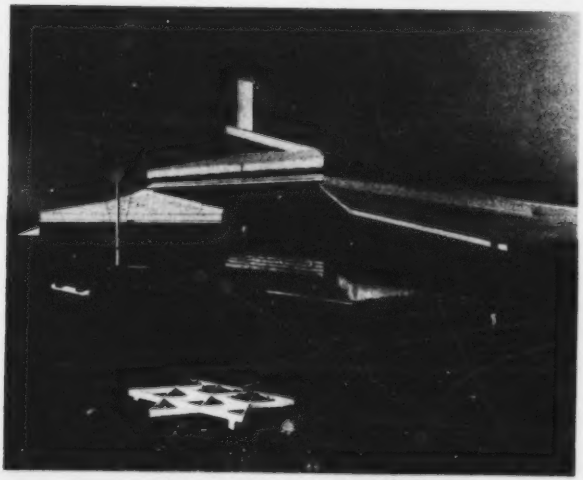
In 1913, coal production in Industrial Cape Breton peaked at six million tons but by the 1920's adverse trends in energy sources began to be felt in the industry. Production through the twenties, thirties, forties and fifties averaged more than four million tons. By the late 1950's, however, a declining trend became evident and federal subvention payments increased from two million dollars in 1951 to over $16 millions in 1965. Mining employment, which had averaged 10,000 between 1920 and 1950, fell to 4,500 in 1965. More than 40 mines were closed between 1921 and 1966.

The Dominion Steel and Coal Corporation (DOSCO), which operated all of the major mines in the area, made it known in 1965 that it wanted to withdraw from the entire mining operation. In 1966, the Donald report on the Cape Breton coal industry resulted in the creation of the Cape Breton Development Corporation, (DEVCO) a federal crown corporation. The goals of the Cape Breton Development Corporation were to operate the remaining coal mines, rationalize the mining industry and encourage the location of new industry in the region.

Rapidly escalating world oil prices after 1973 made coal a viable alternative to imported oil for thermal generation of electricity. By the late 1970's, the Nova Scotia Power Corporation (NSPC) became committed to a major expansion of the use of coal as a replacement of oil. In mid-1980, Lingan 2 (the second 150,000 KW coal burning unit) became operational, enabling the NSPC to generate 45 percent of its power from coal in 1981-82. Lingan units 3 and 4, each with a capacity of 150,000 KW, are now operational and the Lingan station has created a total market for 1.4 million t of Nova Scotia coal annually. Total consumption of coal by NSPC is now (1985) 2.1 million t.

The Cape Breton Development Corporation is presently expanding on its coal mining operations, with the development of the Phalen Colliery. The Colliery will feature the newest technology in retreat longwall mining and the most modern equipment available in the coal mining industry. Expansion of the Victoria Junction Coal Preparation Plant, to handle output of the new Phalen mine is underway and completion will coincide with production start-up at Phalen.

An exploratory tunnel at the Donkin-Morien mine development project was completed in December, 1984. A second access tunnel is now under construction and is scheduled for completion in 1986. This latter tunnel will enable DEVCO to respond quickly to the development of the mine when future coal prices and markets warrant it.



Miner's Museum, Glace Bay

Steel

Construction of the steel plant at Sydney began in the summer of 1899, and the first steel was tapped at the end of December 1901. Sydney Steel Corporation, known as Sysco, was incorporated as a crown corporation to operate the steel plant.

For more than 80 years, railroad rails have been the principal product of the plant. Approximately 1,200 workers were employed at mid-1986, producing basic iron, coke, ingots, blooms and tie plates, in addition to rails. A major portion of Canada's rail needs are supplied by Sysco.

Since 1905, when Sysco produced its first rail, the company has maintained a position of leadership in the rail industry and has been responsible for many industrial firsts. The controlled cooling process for eliminating shatter cracks in rails was developed at Sydney in 1931. Sysco was the first mill in North America to produce rail from vacuum degassed steel, the first mill in North America to manufacture 78 foot and 25 m rails on a production basis and the first mill in North America to use a roller straightener to straighten all rails produced.

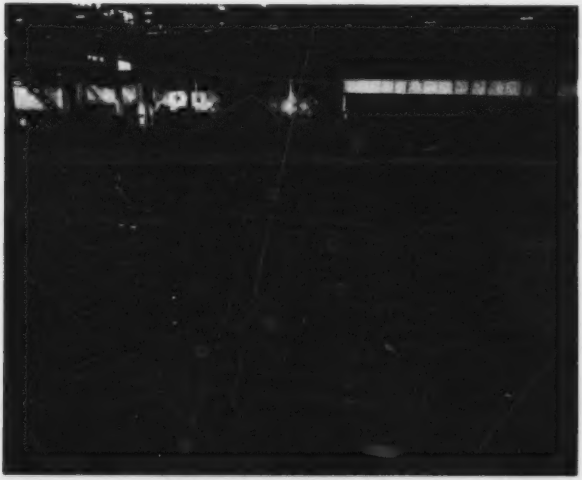
Sydney rails and tie plates have supplied railroads in more than 20 countries around the world and have a proven operating performance record over an extensive range of operating, climatic and geographic conditions. Sydney Steel metallurgists and engineers have met the challenges of producing rails for such extremes as searing desert heat, severe sub-zero winters of Labrador and 50 million ton-per-year lines through the Rocky Mountains.

The production facilities of Sydney Steel are located on a 260 ha site on the south arm of Sydney Harbour, a natural port that is open throughout the year. Raw materials, such as coal, limestone and dolomite, are supplied from nearby mines and quarries. Iron ore and low volatile coal are brought to Sydney in deep-sea vessels. A modern unloading dock, No. 3 bulk discharge pier, handles iron ore and other bulk commodities. It is equipped with a hopper for handling self-unloading vessels, a travelling unloading tower for discharging

bulk carriers, a 1,150 m hooded conveyor and a travelling stacker. Waterborne export shipments are serviced from a 210 m extension of the discharge pier. A wide-legged 40 t container-type portal crane is capable of handling up to 320 t of product per hour. These facilities are capable of handling vessels up to 75,000 t.

Sydney Steel Corporation is currently engaged in a $150 million capital improvement program, funded under an agreement signed by the federal and provincial governments. The program includes the installation of an electric arc furnace, a ladle refining furnace, reactivation of Sysco's continuous casting and improvements in rolling mill facilities.

The program represents the second stage of a 10-year business plan designed to establish Sydney Steel Corporation as a self-sufficient, viable and internationally competitive industry.



Rails at Sydney Steel Plant

Development Agencies

A complete listing of federal and provincial government programs, services and agencies is available from the Nova Scotia Department of Development. The following provides a summary of the most important development agencies in the area and outlines the type of programs they offer.

The Cape Breton Development Corporation (DEVCO)

The Cape Breton Development Corporation, a federal crown corporation, was formed in 1967 to reorganize and rehabilitate coal mining in the Sydney coalfield, to promote and assist in the development of industry and to broaden the base of the economy.

The Corporation operates two coal mines: — Lingan and Prince. The two mines employ close to 2,000 and more than a 1000 others work in extensive surface facilities which include a coal preparation plant, a railway system with 130 km of track, 25 locomotives and 510 railway cars and a coal loading pier at Sydney Harbour.

The mines use the longwall mining system which produces well in excess of 6 t per manshift. Metallurgical coal is used primarily in the manufacture of coke for the steel industry and thermal coal is used for the generation of heat in electrical utilities, pulp and paper plants, cement plants and other commercial utilities. The main market for thermal coal is the Nova Scotia Power Corporation although offshore markets are developing, particularly in Europe and South America.

When the development of the Phalen Colliery is completed, this new mine will produce a million and a half t of thermal and metallurgical coal annually and will have approximately 700 employees when it goes into full production in mid-1987.

The Corporation is keeping abreast of developments in coal liquifaction technology that could produce liquid transportation fuels from Cape Breton coal. Cape Breton Carbofuel Limited, a subsidiary of DEVCO, along with a group of energy related corporations and the Nova Scotia Power

Corporation have formed a consortium to determine the feasibility of establishing a commercial facility for the production of carbogel — a coal-water fuel. DEVCO has a demonstration plant near Sydney which has produced over 10,000 t of fuel and has attracted potential customers in North America and other parts of the world.

The Industrial Development Division supports the establishment and maintenance of viable enterprises in Cape Breton with the overall objective of monitoring and/or creating employment opportunities. It will consider a variety of types of assistance aimed at encouraging industries to locate or expand in Cape Breton and to create the opportunity for employment. In addition, this division creates and operates a growing number of unique businesses including a 600 acre international marine and industrial park.

Nova Scotia Department of Development

This department is responsible for planning and implementing development strategy and fostering the business environment of Nova Scotia. It offers programs and services for business and industry. The regional office in Sydney can provide advice and direction to all provincial and federal programs, services and agencies.

Industrial Estates Limited (IEL)

IEL is a provincial crown corporation responsible for the development of secondary industry in Nova Scotia. The corporation administers the Industrial Incubation Program which provides manufacturing space at special rates for new companies. IEL also owns and operates the provincial industrial parks in Nova Scotia. IEL provides debt financing which can be integrated with DRIE grants.

Small Business Development Corporation (SBDC)

The SBDC makes financing available to small enterprises wishing to start up, expand or modernize. The corporation provides term loans secured by fixed assets and loan guarantees (in special circumstances) for eligible small businesses.

Department of Regional Industrial Expansion (DRIE)

DRIE is a federal government department responsible for encouraging investment in viable industrial undertakings in manufacturing, resource processing (and related service industries), tourism and small business. The Industrial and Regional Development Program (IRDP) provides financial assistance for industrial infrastructure development, innovation, establishment of new plants, modernization or expansion, marketing and restructuring. Four tiers have been established with different levels of assistance. Tier levels are decided based on local unemployment, the level of personal income and the provincial fiscal capacity. Cape Breton is in Tier IV, qualifying for the maximum contribution level under IRDP.

With the federal budget of May 23, 1985, the Government established the Cape Breton Investment Tax Credit (CBITC) which is a special income tax incentive for Cape Breton and some of the surrounding area. The incentive provided a 50 percent tax credit (raised to 60 percent in July, 1985) against federal tax payable, for businesses undertaking new investments in Cape Breton. The CBITC program is administered by DRIE.

In July, 1985, the federal Government announced that it will top up existing assistance available to Cape Breton under IRDP and other programs delivered by DRIE. This increased federal incentive is used in addition to CBITC to supplement DRIE assistance to a maximum of 60 percent of eligible project costs. For example, if a maximum 30 percent IRDP contribution (plus 60 percent investment tax credit) appears insufficient to enable a worthwhile project to proceed in Cape Breton, another 30 percent contribution under IRDP may be available.

The February 26, 1986 budget increased the refundable portion of the unused Cape Breton investment tax credit earned in a year from 20 percent to 40 percent for all eligible businesses. The remaining portion of the credit can be carried forward for up to 10 years.

The Atlantic Enterprise Program was also announced in the February 26th budget. This program can provide federal loan guarantees for private sector loans up to 85 percent of capital expenditures and interest rate subsidies of up to 6 percent for business start-ups or expansions.

Enterprise Cape Breton

Enterprise Cape Breton was established in December, 1985 to provide one-stop shopping for investors interested in DRIE-sponsored programs available in Cape Breton. This new central development agency is located on the Island and is designed to attract and secure new investment for Cape Breton. The federal agency operating with an annual budget of $25 million seeks new investment locally, across Canada and internationally. Enterprise Cape Breton draws upon the programs and services of DRIE and DEVCO.

Bulk Loading Facilities, North Sydney

Population

In 1981, Cape Breton County had a population of 127,035 of which approximately 90 percent, or 114,000, lived in the area between Glace Bay and Sydney Mines. The City of Sydney had a population of 29,444, while the incorporated

Table 1
Population of Industrial Cape Breton
An Historical Perspective
1921 - 1981

	1921	1941	1961
Cape Breton Co.	86,319	110,703	131,507
Sydney City	22,545	28,305	33,617
Glace Bay	17,007	25,147	24,186
New Waterford	5,615	9,302	10,592
Sydney Mines	8,327	8,198	9,122
North Sydney	6,585	6,836	8,657
Dominion	2,390	3,279	2,999
Louisbourg	1,152	1,012	1,417
Industrial City and Towns	63,621	82,079	90,590

Table 1 (cont'd)
Population of Industrial Cape Breton
An Historical Perspective
1921 - 1981

	1976	1981	% Change 1976-81
Cape Breton Co.	128,229	127,035	-0.9
Sydney City	30,645	29,444	-3.9
Glace Bay	21,836	21,466	-1.7
New Waterford	9,223	8,808	-4.5
Sydney Mines	8,965	8,501	-5.2
North Sydney	8,319	7,820	-6.0
Dominion	2,938	2,856	-2.8
Louisbourg	1,519	1,410	-7.2
Industrial City and Towns	83,445	80,305	-3.8

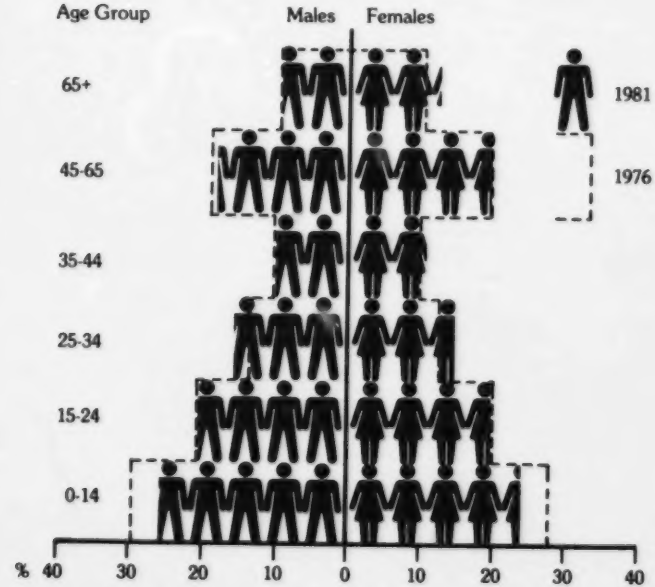
SOURCE: Statistics Canada, Census of Canada

towns had a total population of 50,861. The entire county had a population density of 51.4 persons per km², the second highest compared to other counties in the province.

The population of the county increased steadily to 1961, but declined by 3.4 percent until 1981. Since new housing construction within the county has been concentrated in areas adjacent to the City of Sydney and the industrial towns, there

Chart 1

Population Distribution by Age and Sex
Cape Breton County, 1976 and 1981



Source: Statistics Canada, Census of Canada

has been a more notable decline in the population of the incorporated centres. Between 1976 and 1981, all of the incorporated centres decreased in total population.

Only 24.3 percent of the county population was classified as rural in 1981; of the 30,833 rural residents, only 509 or 1.6 percent were living on farms at that date.

The age distribution of the Cape Breton County population does not differ markedly from the provincial average. The county proportions marginally exceed the provincial averages in the 0-14, 15-24 and 45-64 age groups. Only in the 25-34 age group is the county distribution notably below the provincial ratio.

The number of births in Cape Breton has consistently been between 1,800 and 2,200 per year. Deaths numbered 1,087 in 1984, a 10 percent decline over the previous year. In the intercensal period between 1976 and 1981 the natural increase of the population (births minus deaths) for the county was approximately 3,800. Since the population declined by 1,194 persons, total net migration out of the area was close to 5,000 persons. Statistics Canada estimates place the 1985 county population at 129,100. The latest estimate of net out-migration is 239, during the 1982 to 1985 period.

Table 2
Population Distribution by Age and Sex
Cape Breton County and Nova Scotia
1981

	Cape Breton County		Nova Scotia	
	Male	Female	Male	Female
	%		%	
0 - 14	25.7	23.5	24.3	22.6
15 - 24	20.5	19.5	19.8	18.9
25 - 34	15.2	14.5	16.5	16.4
35 - 44	10.8	10.5	11.6	11.2
45 - 64	18.4	19.8	18.1	18.7
65+	9.4	12.2	9.7	12.2
Total Number	62,570	64,465	419,575	427,865

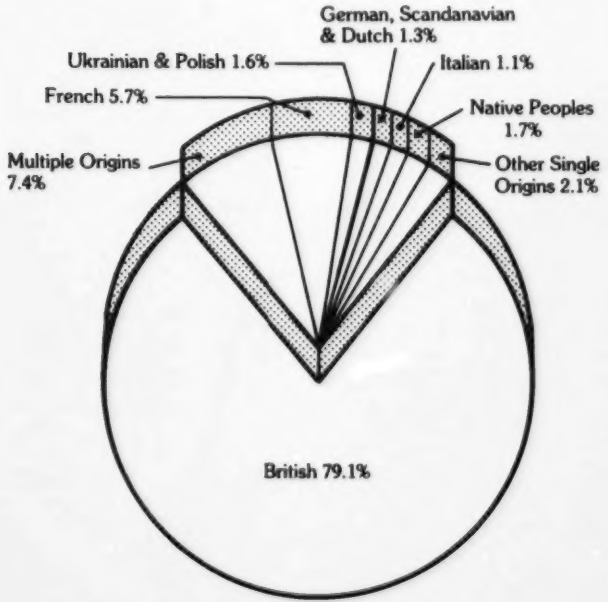
SOURCE: Statistics Canada, 1981 Census of Canada

Culture

Cape Breton County is the home of a diversity of cultural groups, many of which have retained their own traditions, in spite of their relatively small numbers. The coal and steel boom brought many Lebanese, Polish, Italian, Ukrainian and Irish immigrants to the Industrial Cape Breton region to join

Chart 2

Population by Ethnic Group, Cape Breton County, 1981



Source: Statistics Canada, Census of Canada

Table 3
Population Distribution By Mother Tonque
Industrial Cape Breton
1981

Mother Tongue	Cape Breton County	Sydney	Glace Bay	New Waterford
		%		
English	95.8	95.3	98.5	95.5
French	1.2	1.5	0.4	3.3
German	0.1	0.1	0.1	0.1
Native Indian	1.3	0.1	0.0	0.0
Italian	0.2	0.3	0.1	0.4
Dutch	0.1	0.1	0.0	0.0
Polish	0.2	0.4	0.2	0.1
Ukrainian	0.2	0.7	0.2	0.0
Greek	0.1	0.2	0.1	0.1
Other	0.8	1.3	0.4	0.5
TOTAL	100.0	100.0	100.0	100.0

Table 3 (cont'd)
Population Distribution By Mother Tonque
Industrial Cape Breton
1981

Mother Tongue	Sydney Mines	North Sydney	Dominion	Louisbourg
		%		
English	99.2	98.5	97.2	96.8
French	0.3	0.6	0.5	1.4
German	0.0	0.0	0.2	0.0
Native Indian	0.0	0.0	0.0	0.0
Italian	0.1	0.0	1.4	0.0
Dutch	0.1	0.1	0.0	0.4
Polish	0.0	0.0	0.2	0.4
Ukrainian	0.0	0.0	0.5	0.0
Greek	0.0	0.0	0.0	0.4
Other	0.3	0.8	0.0	0.0
TOTAL	100.0	100.0	100.0	100.0

SOURCE: Statistics Canada, Census of Canada

a population predominantly from the British Isles. Indian Reservations within the county had a population of 2,042 in 1981. The Black population came from the West Indies and also from the United States, primarily during the mid 19th century. Despite this diversity of ethnic origins, less than five percent of the population have a mother tongue other than English.

The largest religious denomination in the region in 1981 was Roman Catholic, accounting for 62.2 percent of the population. Other major denominations included United (15.3 percent) and Anglican (10.0 percent).

Church near North Bay, Victoria Co.

Labour Force

The Cape Breton County labour force in 1981 totalled 49,695, of which 42,110 were employed. The unemployment rate was 15.3 percent, considerably above the provincial rate of 10.0 percent. In 1985, the average unemployment rate for Cape Breton Island, at 24.5 percent, also surpassed the 13.8 percent level for the entire province.

The labour force participation rate for the county in 1981 was 52.5 percent and remained below the provincial average at 59.0 percent. In 1985, the average participation rate for the Island, at 54.0 percent, was exceeded by the Nova Scotia rate of 58.8 percent.

The service sector is the most important employer in Cape Breton County, accounting for almost one third of total employment. Included within this widely defined category are education, health and welfare, personal services, accommodation and food services, and finance, insurance and real estate. The trade sector, dominated by retail trade, is second; followed by manufacturing which largely entails food and beverage production and steelmaking.

Table 4

Population 15 Years and Over by Labour Force Activity
Cape Breton County and Nova Scotia
1976 and 1981

	Cape Breton County		Nova Scotia	
	1976	1981	1976	1981
Population 15 yrs. and over	91,795	94,730	604,835	641,495
Labour Force	43,215	49,695	326,855	378,495
Employed	36,945	42,110	296,740	340,755
Unemployed	6,270	7,585	30,110	37,740
Unemployment Rate[1]	14.5	15.3	9.2	10.0
Participation Rate[2]				
-Total	47.1	52.5	54.0	59.0
-Males	63.0	67.0	70.3	73.2
-Females	31.6	38.7	38.1	45.3

1 - Unemployed as a percent of the labour force
2 - Labour force as a percent of population 15 yrs. and over.
SOURCE: Statistics Canada, Census of Canada

The transportation sector is important to the County and broadly based. Marine transportation utilizes the Sydney deep-water port, while North Sydney is the mainland terminal for ferry service to Newfoundland. Air (Sydney Airport), bus and rail services also are available. Coal mining is the dominant activity in the primary sector. Sydney is the centre of provincial and federal government activity on the Island, although public administration and defence are of lesser importance to Cape Breton Island than to the province on the whole.

Table 5

Industrial Distribution of the Labour Force
Cape Breton County and Nova Scotia
1981

	Place of Residence		
	Cape Breton County		Nova Scotia
	Number	%	%
Primary	4,965	10.1	7.2
Agriculture	210	0.4	2.2
Forestry	200	0.4	1.3
Fishing and Trapping	395	0.8	2.0
Mining and Quarring	4,160	8.5	1.7
Manufacturing	7,210	14.7	14.5
Food and Beverage	2,820	5.7	4.9
Steelmaking	2,650	5.4	0.8
Other	1,740	3.5	8.8
Construction	3,240	6.6	6.4
Transportation & Communication	4,470	9.1	7.8
Transportation & Storage	2,785	5.7	4.7
Communication & Other Utilities	1,680	3.4	3.0
Trade	8,250	16.8	16.8
Retail	6,695	13.6	12.7
Other	1,555	3.2	4.1
Service	16,070	32.7	32.5
Education	3,620	7.4	7.4
Health & Welfare	5,125	10.4	8.2
Personal Services	945	1.9	1.7
Accommodation & Food	2,460	5.0	5.2
Finance, Insurance & Real Estate	1,415	2.9	4.2
Other	2,505	5.1	5.8
Public Administration & Defense	3,310	6.7	11.8
Unspecified	1,680	3.4	3.1
All Industries	49,195	100.0	100.0

SOURCE: Statistics Canada, Census of Canada

Incomes and Prices

Due to the concentration of employment in mining and the steel industry, average weekly earnings for the industrial aggregate in the Sydney area have been consistently above the provincial average. In May 1985, the average for the Sydney area was approximately $385 weekly, 2.9 percent above the Nova Scotia average. For the goods producing industries sector the average weekly earnings were $455, while in wholesale and retail trade they were only $259. Average weekly earnings for the industrial aggregate in the Sydney Mines area stood at $286 in May 1985.

Despite the higher weekly wage rates for the Sydney area, the average income for income tax filers in Cape Breton was 10 percent below the provincial average in 1983, and 8 percent lower in 1982. Lower labour force participation rates and higher unemployment rates in Cape Breton County relative to the province as a whole produce a dampening effect on the average income of all filers. Within the county in 1983, 29.5 percent of filers had incomes below $5,000, 19.7 percent had incomes

Table 6

Average Income Per Income Tax Filer
Sydney — Glace Bay, Cape Breton County and Nova Scotia
1973 — 1983

	Sydney/Glace Bay	Cape Breton County	Nova Scotia
1973	5,955	5,913	6,200
1974	7,007	6,963	7,193
1975	7,858	7,805	8,192
1976	9,015	8,940	9,186
1977	9,475	9,468	9,848
1978*	8,589	8,548	9,273
1979	9,432	9,372	10,111
1980	10,290	10,156	11,059
1981	11,319	11,148	12,507
1982	13,064	12,716	13,895
1983	13,658	13,391	14,723

*Average incomes in 1978 declined due to the increase in the number of returns filed to claim Child Tax Credits.

SOURCE: Revenue Canada, Taxation Statistics

Chart 3

Average Weekly, Earnings, Industrial Aggregate, Sydney and Sydney Mines Urban Areas and Nova Scotia, May 1985

Source: Statistics Canada, Cat. 72-002

between $5,000 and $10,000, 25.4 percent had incomes between $10,000 and $20,000, 25.4 percent had incomes in excess of $20,000.

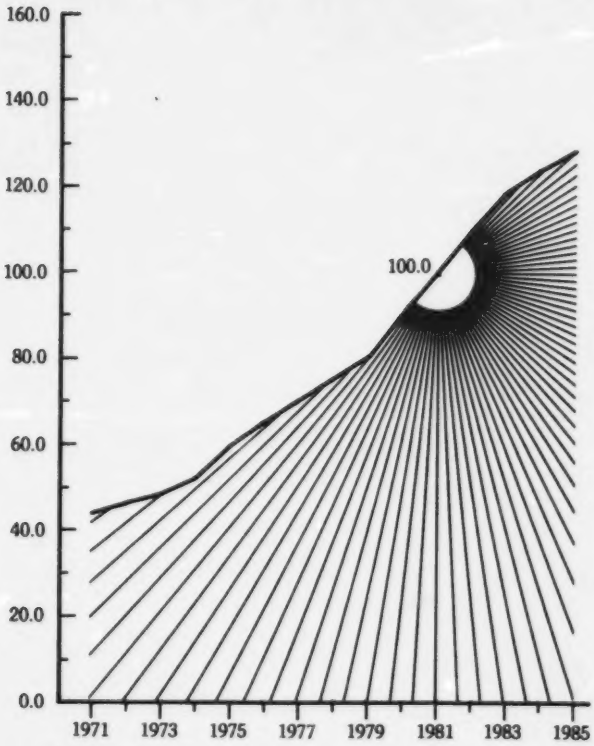
While there is no regular survey of consumer prices in the Cape Breton area, most commodity prices are similar to those in the Halifax Metropolitan Area. In the latter area, the consumer price index rose 4.4 percent in 1985 and has increased by 115.8 percent since 1975. These increases, however, are in line with those experienced across Canada.

A precise measurement of comparable rental rates for both apartments and houses in the Industrial Cape Breton area is unavailable, however, rates are somewhat less than in the Halifax-Dartmouth area. In 1984, the average sale price of a new single-detached dwelling financed under the National Housing Act in the Sydney/Sydney Mines Urban Area was $61,429. This was 28 percent below the average for Metropolitan Halifax and 14 percent below the average for all large urban areas in Nova Scotia.

Motel at Iona, Victoria Co.

Chart 4

Consumer Price Index — All Items, Halifax, 1971 — 1985
1981 = 100.0



SOURCE: Statistics Canada, Cat. 62-001

Table 7
Distribution of Income Tax Returns
by Income Class
Sydney — Glace Bay, Cape Breton County and Nova Scotia
1982 and 1983

Income Class	Sydney/Glace Bay 1982	Sydney/Glace Bay 1983	Cape Breton County 1982	Cape Breton County 1983
Under $2,500	19.8	19.5	20.4	19.9
$2,500 — 5,000	10.0	9.8	9.9	9.6
5,000 — 7,500	10.4	10.2	10.4	10.2
7,500 — 10,000	9.4	9.5	9.4	9.5
10,000 — 12,500	8.7	8.1	8.9	8.3
12,500 — 15,000	7.1	6.9	7.1	6.9
15,000 — 20,000	11.5	10.3	10.9	10.2
20,000 — 25,000	9.4	9.6	9.6	9.6
25,000 — 30,000	6.0	6.6	6.3	6.8
30,000+	7.7	9.5	7.1	9.0
	100.0	100.0	100.0	100.0
Total No. of Returns	36,657	35,949	68,950	66,775

Table 7 (cont'd)
Distribution of Income Tax Returns
by Income Class
Sydney — Glace Bay, Cape Breton County and Nova Scotia
1982 and 1983

Income Class	Nova Scotia 1982	Nova Scotia 1983
Under $2,500	17.2	17.1
$2,500 — 5,000	9.8	9.3
5,000 — 7,500	10.2	9.9
7,500 — 10,000	9.4	9.0
10,000 — 12,500	8.9	8.1
12,500 — 15,000	8.2	7.7
15,000 — 20,000	11.8	11.9
20,000 — 25,000	9.2	9.1
25,000 — 30,000	6.2	6.8
30,000+	9.1	11.1
	100.0	100.0
Total No. of Returns	495,599	490,274

SOURCE: Revenue Canada, Taxation Statistics

Natural Resources

Agriculture

Due to the relatively short growing season and the poor class soils in the region, agriculture is impeded. Of Nova Scotia's 5045 census farms in 1981, only 142 or 2.8 percent were located in Cape Breton County, primarily at Bras d'Or, Point Edward and Boularderie. The average size of county farms was 56 ha (139 acres); only 6 farms were larger than 160 ha.

The agricultural labour force is partially composed of the 139 owners and 3 tenants. Twenty farms reported year-round work for approximately 40 workers, while seasonal work was provided by an additional 44 farms. Sixty-five of the 142 operators reported paid off-farm work in other activities.

Of those 88 county farms with sales of $2,500 or more, 26 were classified as dairy, 20 as miscellaneous specialty, 18 as cattle, 9 as poultry and the remainder as mixed, field crops or fruits and vegetables.

Table 8
Agriculture in Cape Breton County
Census Years

Year	No. of Census Farms	Average size of Census Farms acres
1961	418	127
1966	280	139
1971	187	140
1976	86	169
1981*	142	139

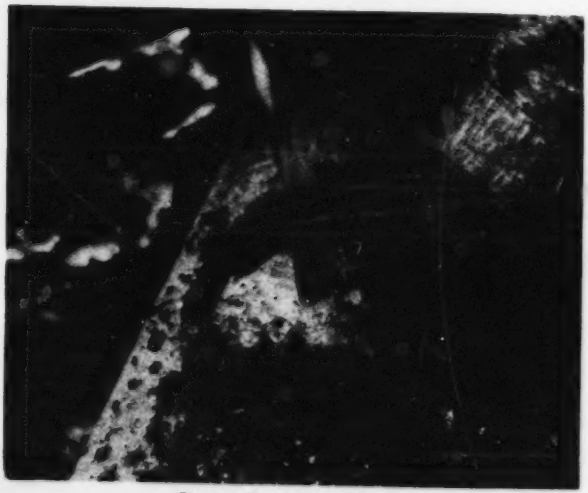
*Note — For 1981, a Census farm was defined as a unit that received $250 or more from the sale of agricultural products in the year prior to the Census, or would have received $250 or more except that crop failure, change of ownership or other special circumstances prevented this. In 1976, a Census farm was defined as an agricultural holding of one acre or more with sales of $1200 or more in agricultural products. Prior to 1976, a census farm was any agricultural holding of one acre or more with sales of $50 or more, during the 12-month period prior to the census.

SOURCE: Statistics Canada, Census of Canada

Table 9
Number of Farms by Size Cape Breton County
1976 and 1981

	1976	1981
Total Number	86	142
1 - 9 acres	5	14
10 - 69 acres	15	35
70 - 129 acres	22	34
130 - 179 acres	9	20
180 - 239 acres	12	17
240 - 399 acres	21	16
400 - 559 acres	1	3
560 - 759 acres	—	1
760+ acres	1	2

** Note - The major reason for the variation in number of Census farms is the changing definition of the term between the Censuses.*
SOURCE: Statistics Canada, Census of Canada



Oyster Farming, Eskasoni

Fishing

The volume of seafish landed in Cape Breton County in 1985 was 49,969 t representing 11.1 percent of Nova Scotia landings. Cape Breton County landings were valued at $26.3 millions.

While the major catches are lobster, cod and other groundfish, a considerable effort has been made in the development of oyster growing on the Bras d'Or Lakes, with the backing of the Cape Breton Development Corporation.

In 1985, the fishery employed 1,311 persons, although less than half of these were engaged on a full-time basis. The primary industry, however, provides the input for 10 fish processing plants in the county, employing 1,186 workers.

Table 10
Fish Landings, Employment and Fishing Boats
Cape Breton County
1983, 1984 and 1985

	1983	1984	1985
Landings			
Quantity - (Metric tons)			
Total Seafish Landings	47,185	52,498	49,969
- Groundfish	40,944	43,799	44,881
- Pelagic & Estuarial	4,310	5,015	3,935
- Shellfish	1,931	3,677	1,148
Value - ($'000)			
Total Seafish Landings	22,047	24,881	26,298
- Groundfish	14,990	15,174	19,012
- Pelagic & Estuarial	753	776	657
- Shellfish	6,304	8,923	6,616
Total Registered Fishermen - number	1,129	1,216	1,311
by % of income derived from fishery			
0-25%	415	472	482
26-75%	138	136	137
76-100%	576	608	692
Fishing Vessels (Port of landing within County)			
Inshore vessels - less than 25 gross tons	421	419	434
Offshore vessels - more than 25 gross tons	49	48	46

SOURCE: Fisheries and Oceans Canada

Forestry

Forested land occupies almost 77 percent of Cape Breton County's total area. Softwood, primarily fir and spruce, predominates, although there is solid population of maple and birch. Tenure statistics indicate that more than three-quarters of forested land is privately owned.

Forestry production in 1984 included 813 thousand board feet of sawn lumber and 163,800 m^3 of pulpwood, with the majority of the pulpwood being used by the Nova Scotia Forest Industries plant at Point Tupper. A total of 18 sawmills operated in the county in 1984, 15 of which produced less than 100,000 board feet of lumber per year.

Table 11
Area of Land Classes
Cape Breton County
1970

	Area hectares*	% of Total Area
Forest Land		
Productive Forest		
- Softwood	115,499	44.4
- Mixed Wood	51,287	19.7
- Hardwood	33,472	12.9
Total Forested Land	200,267	76.9
Non-Forested Land and Non-Productive Forest	34,953	13.4
Agricultural and Other Improved Land	10,927	4.2
Total Water	25,115	9.6
Total Area of County	260,336	100.0

*1 *hectare* = 2.471 acres
SOURCE: Nova Scotia Forest Inventory, Cape Breton Island Subdivision, 1971

Table 12
Forestry Production (in common measure)
Cape Breton County, 1983 and 1984

	1983	1984
Lumber - Softwood (M. fbm.)	2,025	586
Hardwood (M. fbm.)	499	227
Railway Ties (M. fbm.)	638	940
Mine Packs (M. fbm.)	1,622	1,123
Laths (M's)	26	7
Residue Chips (m^3 - stacked)	942	3,081
Whole Tree Chips (m^3 - stacked)	928	33,295
Pulpwood - Softwood (m^3 - stacked)	132,403	154,520
Hardwood (m^3 - stacked)	—	9,293
Pit Props - Rough (m^3 - stacked)	3,545	1,740
Boxwood (M. fbm.)	—	25
Shingles (squares)	20	22

M. fbm. equals 1,000 feet board measure
m^3 equals 1 cubic metre

SOURCE: Nova Scotia Forest Products Directory, 1984 and 1985.

Isle Madame, Richmond Co.

Mining

Coal production by the Cape Breton Development Corporation was approximately 2.5 million t during the calendar year 1985. This production represented 88 percent of the total provincial mining output. The mines operating in 1985 were the Prince Mine at Point Aconi and the Lingan Mine near New Waterford. The average daily production work force numbered approximately 3,000.

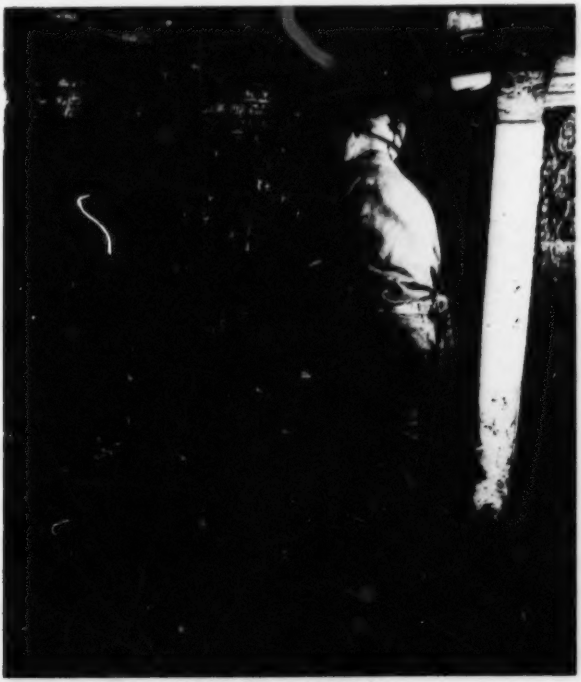
The Cape Breton Development Corporation is presently expanding on its coal mining operations, with the development of the Phalen Colliery. The Colliery will feature the newest technology in retreat longwall mining and the most modern equipment available in the coal mining industry. Expansion of the Victoria Junction Coal Preparation Plant, to handle output of the new Phalen mine is underway and completion will coincide with production start-up at Phalen.

Table 13
Production and Employment in Mining
Cape Breton County
1983 and 1984

	Production (Metric tons)		Average Number Employed*	
	1983	1984	1983	1984
Coal[1]	3,125,804	3,057,589	4,543	4,531
Limestone	50,000	80,713	35	13
Crushed Stone	235,000	175,553	11	11
Barite	13,271	25,000	22	6
Sand and Gravel	771,205	1,087,911	146	83
Total	4,195,280	4,426,766	4,757	4,644

**Total employees: mining, production, clerical, supervisory, etc.*
[1]Preliminary figures give production of coal at 2,720,060 tonnes and average number of employees at 3,721.
SOURCE: Nova Scotia Department of Mines, Annual Reports, 1984 and 1985.

An exploratory tunnel at the Donkin-Morien mine development project was completed in December, 1984. A second access tunnel is now under construction and is scheduled for completion in 1986. This latter tunnel will enable DEVCO to respond quickly to the development of the mine when future coal prices and markets warrant it.



Coal Miner at Work

Manufacturing

The *1986-87 Nova Scotia Directory of Manufacturers* lists 123 manufacturing establishments in Cape Breton County. Employment at Fall 1985 was approximately 4,009 in the various manufacturing establishments. The largest single grouping in terms of employment was primary metal industries, in which two firms employed 1,228 people. Ten fish processing plants employed 1,186 people, making it the second largest employer.

The 65 manufacturing establishments located within Cape Breton County, which Statistics Canada surveyed in 1982, employed 3,968 people and had shipments worth $246 millions. While the value of shipments declined below the 1981 level, net output as measured by value added increased by 3.7 percent.

Table 14
Manufacturing Industries by Industry Group
Cape Breton County
1982

	No. of Establishments	Total Employment	Value Shipments	Value Added
			$'000	$'000
Food and Beverage Industries				
Fish Products Industry	5	1,038	59,294	31,610
Soft Drink Manufacturers	3	50	10,776	4,316
Other	13	143	19,270	6,311
Total	21	1,231	89,340	42,238
Wood Industries	7	57	3,322	1,218
Printing, Publishing & Allied Industries	5	54	7,623	6,033
Non-Metallic Mineral Products Industries	3	25	1,575	636
Other Major Groups	29	1,678	144,318	47,265
Total, All Industries	65	3,045	246,178	97,389

SOURCE: Statistics Canada, Cat. 31-209

Table 15
Manufacturing Industries - Historical Data
Cape Breton County
1974 and 1982

	No. of Establishments	Total Employment	Salaries and Wages $'000	Value of Shipments and other Revenue $'000	Value Added $'000
1974	60	5,426	54,224	196,870	67,291
1975	57	4,906	53,441	177,951	69,266
1976	51	4,591	61,901	182,179	59,273
1977	45	4,341	59,917	173,657	51,876
1978	52	4,978	72,657	265,351	81,293
1979	58	5,050	84,466	316,537	96,210
1980	64	4,970	86,946	337,125	134,443
1981	65	4,476	87,523	303,275	104,422
1982	65	3,968	79,000	273,646	108,296

SOURCE: Statistics Canada, Cat. 31-209

There is a wide range of products produced by Cape Breton County manufacturers, including those produced primarily for local consumption and those shipped to many international markets. In the first category are dairy products, fish products, soft drinks, bakery products, wood products, printing and publishing, modular homes, metal fabrication and boat building. Products produced for national and international markets include fish products, steel rails and other steel products, oceanographic equipment, electrical and electronic equipment, fish processing equipment, and numerous other commodities.

Development incentives in the form of grants and tax credits are available to business and industry interested in expanding or establishing in Cape Breton. Elaboration of these government initiatives is provided in the section entitled "Development Agencies".

Table 16
Manufacturing Employment Cape Breton County
1985

	Establishments	Employment
Food & Beverage	27	1,540
Fish Products	10	1,186
Dairy	1	104
Soft Drink	3	99
Bakery	9	97
Other food products	4	54
Wood Industries	20	206
Printing, Publishing & Allied	10	169
Primary Metal Industries	2	1,228
Metal Fabricating Industries	16	244
Transportation Equipment Industries	5	109
Non-Metallic Mineral Products	7	262
Other	36	251
Total	123	4,009

SOURCE: Department of Development,
Nova Scotia Directory of Manufacturers, 1986-87.

Sydney Engineering and Drydock

Construction

The total value of building permits issued for all types of construction in Cape Breton County in 1985 was $57.2 millions, a decrease of 12.9 percent from the 1984 levels. Of this total, 50.6 percent ($29.0 millions) related to the building of 553 dwelling units. Institutional and government building accounted for 19.9 percent and commercial buildings for 24.2 percent of the total value of construction.

Within the residential sector, the Municipality of the County of Cape Breton issued permits for 267 residential dwelling units, 48.3 percent of the county total.

The following table lists the major construction projects which are presently under construction or which are planned for the near future. Since material of this nature is subject to rapid changes it should be treated only as an indication of the extent and scope of future plans for construction and development.

Keltic Lodge, Victoria Co.

Table 17
Building Permits Issued Cape Breton County
1980 - 1985

	No. of Residential Units	1985 Value ($'000) Residential	Industrial
Dominion	14	881	—
Glace Bay	63	2,916	9
Louisbourg	—	—	—
New Waterford	24	1,273	—
North Sydney	26	1,850	2,135
Sydney	133	5,757	501
Sydney Mines	26	1,548	—
Mun. of Co. of Cape Breton	267	14,726	435
Cape Breton County Total			
1985	553	28,951	3,080
1984	588	28,924	3,419
1983	590	27,555	3,226
1982	559	22,471	5,003
1981	588	22,707	153
1980	667	25,536	661

Table 17 (cont'd)
Building Permits Issued Cape Breton County
1979 - 1985

	Commercial	Institutional & Government	Total
Dominion	284	75	1,240
Glace Bay	803	10,591	14,319
Louisbourg	—	—	—
New Waterford	453	—	1,726
North Sydney	413	180	4,578
Sydney	9,933	306	16,497
Sydney Mines	113	11	1,672
Mun. of Co. of Cape Breton	1,830	228	17,219
Cape Breton County Total			
1985	13,829	11,391	57,251
1984	7,454	25,904	65,701
1983	6,165	5,013	41,959
1982	3,448	12,490	43,412
1981	4,163	14,192	41,215
1980	8,963	1,655	36,815

SOURCE: Statistics Canada, Cat. 64-001, 64-203

Table 18
Major Construction Projects
Industrial Cape Breton
May 1986

Steel Making Aspect — SYSCO — planned construction late 1986 — Sydney — $150.0 million

Donkin — Morien Mine — a second access tunnel under construction — completion 1986 — Cape Breton County — $100.0 million

Hospital — 125 beds — under construction June, 1985 — Glace Bay — $14.0 million

Centre 2000 — 100,000 sq. ft. multi-purpose arena & convention complex-5,000 seating capacity — under construction — completion Sept. 1986 — Sydney — $11.0 million

Canadian Coast Guard College (addition) — 2,685 sq. m. — boat & machine shop — tenders due April 1986 — Point Edward — $9.8 million

Harbour View Hospital — rehabilitation & extended care hospital — under construction — Sydney Mines — $6.0 million

Holiday Inn Expansion — 50 room addition — under construction — Sydney — $5.5 million

Public Wharf and Transit Shed — planned — North Sydney — $5.1 million

Hockey Arena Complex — 55,000 sq. ft. — under construction — completion December, 1986 — Sydney (University College of Cape Breton) — $4.7 million

Harbour Tower Office Building — 60,000 sq. ft. — under construction — completion September, 1986 — Sydney — $4.0 million

MacDonald High School Dominion (expansion) — 36,000 sq. ft. — under construction — completion end 1986 — Dominion — $2.9 million

Recreation Complex — planned — Glace Bay — $2.1 million

Coxheath Elementary School (addition) — 18,000 sq. ft. — approved March 1986 — Coxheath — $2.3 million

Keddy's Motor Inn Expansion — 85 unit addition — under construction — completion June, 1986 — Sydney — $1.5 million

Multi Purpose Recreation Centre — planned construction over two years — Dominion — $1.3 million

Water Tower — 3 million imperial gallons — Sydney — $1.1 million

Northside Industrial Park — 100 acre site — under construction — North Sydney — $20.0 million

Table 18 (cont'd)
Major Construction Projects
Industrial Cape Breton
May 1986

J. McConnell Memorial Library (addition) — 9,000 sq. ft. — planned — Sydney — $1.0 million

Mini-Mall — 13,500 sq. ft. — Sydney (Welton Street) — $0.7 million

Incubator Mall — 9,000 sq. ft. — Glace Bay — $0.6 million

Senior Citizen Apartment — 15 units — Sydney Mines — $0.6 million

Senior Citizen Apartment — 15 units — under construction — completion August, 1986 — New Waterford — $0.6 million

Pioneer Ready Mix Concrete Plant — County of Cape Breton — $0.5 million

Detention Facility for Young Offenders — 12 to 15 bed facility — announced November, 1985 — Glace Bay

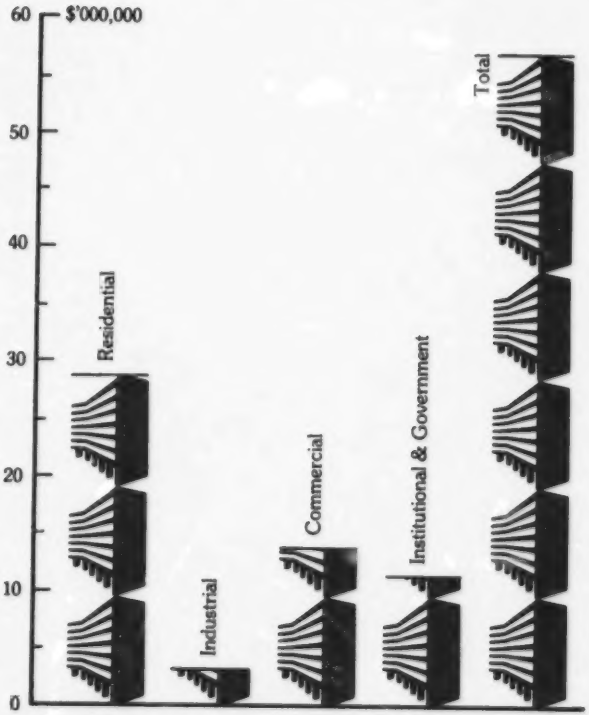
Sheraton Hotel — 150 rooms — 110,000 sq. ft. — announced May 1986, Sydney — $14.5 million

Source: Nova Scotia Department of Development

Fortress Louisbourg

Chart 5

Building Permits Issued by
Type and Value of Construction,
Cape Breton County, 1985



Source: Statistics Canada, Cat. 64-001

Housing

In 1981, there were 36,810 occupied dwelling units in Cape Breton County of which 74.8 percent were single-detached, 9.8 percent were apartments or flats, 11.8 percent were other multiple dwellings and 3.6 percent were movable dwellings. Within the five year period 1976 to 1981, the total number of occupied units increased by 9.9 percent. Although apartments are still a small part of the total market, they have been the fastest growing segment of the market. While the City of Sydney accounted for only 16.3 percent of the single detached units, it had 57.3 percent of the total apartments and flats.

When compared to the province as a whole, the county has a higher proportion of owned as opposed to rented dwellings, and a higher proportion of single-detached housing units. A significant portion of the housing stock is more than 35 years old, many of these units having been built by mining companies. There has, however, been notable home building activity in recent years. Within the past five years, housing starts have totalled 2,578 units in the Sydney/Sydney Mines Urban Area. In 1985, starts numbered 583 units, representing a 23.2 percent increase over the previous year.

Bell Museum Grounds, Baddeck

Table 19
Occupied Dwellings by Type
Cape Breton County
1976 and 1981

	Single Detached	Single Attached	Apartment or Flat	Movable Dwellings	Total
Dominion					
1976	520	105	35	45	705
1981	580	90	55	50	780
Glace Bay					
1976	4,050	1,110	640	5	5,810
1981	4,575	1,015	665	5	6,260
Louisbourg					
1976	355	5	35	30	420
1981	370	5	35	30	435
New Waterford					
1976	1,515	600	190	25	2,330
1981	1,665	540	275	15	2,495
North Sydney					
1976	1,450	200	490	5	2,145
1981	1,635	165	440	5	2,240
Sydney					
1976	5,415	915	2,295	5	8,625
1981	5,990	820	2,550	5	9,360
Sydney Mines					
1976	1,740	165	230	60	2,200
1981	1,885	145	220	105	2,350
Remainder of County					
1976	9,325	495	505	950	11,275
1981	10,835	450	500	1,090	12,890
Total - Cape Breton County					
1976	24,370	3,595	4,420	1,125	33,505
1981	27,535	3,230	4,740	1,305	36,810

SOURCE: Statistics Canada, Census of Canada

Table 20

Housing Units by Period of Construction*
Sydney-Sydney Mines Urban Area,
Cape Breton County and Nova Scotia

Period of Construction	Sydney-Sydney Mines Urban Area		Cape Breton County	
	Units	%	Units	%
Before 1946	15,865	41.8	16,280	41.5
1946-1960	6,955	18.3	7,190	18.3
1961-1970	3,770	9.9	3,905	9.9
1971-Mid 1981	8,980	23.7	9,440	24.0
Mid 1981-1985	2,355	6.2	2,451	6.2
Total	37,925	100.0	39,266	100.0

Table 20 (cont'd)

Housing Units by Period of Construction*
Sydney-Sydney Mines Urban Area,
Cape Breton County and Nova Scotia

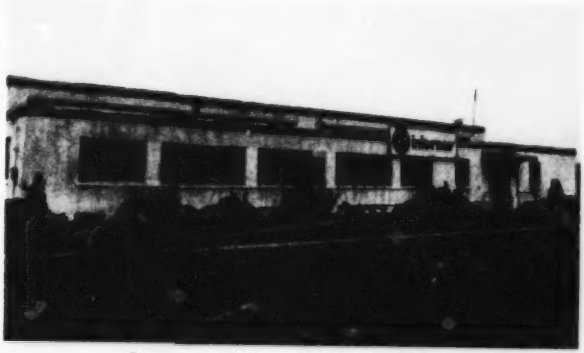
Period of Construction	Nova Scotia	
	Units	%
Before 1946	98,105	33.3
1946-1960	48,455	16.5
1961-1970	43,765	14.9
1971-Mid 1981	82,865	28.1
Mid 1981-1985	21,260	7.2
Total	294,450	100.0

*All figures are approximate.
SOURCE: Statistics Canada, Cat. 64-002, and Census of Canada

Table 21
Housing Starts, Completions
And Units Under Construction
Sydney/Sydney Mines Urban Area*
1985

	Starts	Completions	Under Construction As of Dec. 31
Sydney	157	94	85
Cape Breton, mun., subd. A	94	138	43
Cape Breton, mun., subd. B	160	180	67
Dominion	7	16	6
Glace Bay	80	55	18
New Waterford	18	30	6
North Sydney	20	24	5
Sydney Mines	24	34	9
Indian Reserves	23	21	12
Total Sydney/Sydney Mines Area*	583	592	251

*As defined for the 1981 Census of Canada
SOURCE: Statistics Canada, Cat. 64-002



Internav, Sydport Industrial Park

Transportation

Cape Breton County has excellent road, rail, air and water connections to local and distant points.

Water

Industrial Cape Breton is strategically located at the focal points of Atlantic trade routes. The region is only 50 km from the main St. Lawrence Seaway route to inland Canadian and American ports.

Sydney Harbour is a large, well sheltered harbour with excellent deep water and ample anchorage area. During two wars, the harbour was a convoy assembly point and on many occasions there were more than 100 vessels at anchor, awaiting convoy. The controlling depth is 11.3 m draft at dead low tide over the bar at the entrance. Cargo vessels up to 40,000 t, with draft of 11 m have entered the harbour to discharge iron-ore. Much of the shoreline is adjoined by open vacant land. Although Sydney is a year-round port, it experiences problems in the spring of some years when ice is pushed on-shore from the Cabot Strait. Facilities at Sydney include six private piers used mainly for bulk cargos and for steel products, as well as the government wharf providing a total berthing length of 1050 m with low water depths ranging from 8 m to 12.5 m. A bonded warehouse (30m × 60m) is located on the government wharf. Fresh water, diesel and bunker fuel can be provided at most of the facilities. Repair and drydocking services are available at the two wharfs owned by Sydney Engineering and Drydocks.

North Sydney is the mainland terminus for C.N. Marine which operates the passenger and freight ferry services to Port-aux-Basques and Argentia, Newfoundland. There are two government wharfs providing 200 m of berthing space and containing one transit shed and a small repair yard. The minimum low water depth at the government wharfs is 6 m. The federal government has committed funds for a 36 m extension to the public wharf in North Sydney which is viewed as an additional incentive to the growth of the new Northside Industrial Park. In addition, there are several private freight and fish plant wharfs in North Sydney ranging up to 75 m in length.

The Sydport Industrial Park is located at Point Edward directly across the harbour from Sydney. Facilities here consist of the main jetty (259 m), inner quay (335 m) and the outer quay (228 m) with a water depth ranging from 3 m to 8 m. The berths are equipped with rail sidings and capable of handling bulk cargo as well as container and ro-ro freight.

The Sydney Harbour Ports Regional Development Board acts as a promotional agency for developments on both sides of Sydney Harbour.

Table 22

Water-Borne Cargo - Coastwise and International
At Cape Breton Ports*, 1984

	Tonnes** Loaded	Tonnes** Unloaded	Total
International Seaborne Shipping			
Fish products	2,619	—	2,619
Coal	311,049	—	311,049
Salt	—	12,350	12,350
Iron & steel & metal basic products	75,403	5,763	81,166
Petroleum & coal products	82,762	—	82,762
Metallic ores, concentrates & scrap	—	3,514	3,514
Inorganic chemicals	—	3,004	3,004
Other	2	2,246	2,248
Total	471,835	26,877	498,712
Coastwise Shipping			
Food, feed, beverages and tobacco	21,713	937	22,650
Iron ore & concentrates	—	349,964	349,964
Iron & steel and metal basic products	13,419	159	13,578
Wood and wood products	20,088	34	20,122
Coal	155,616	—	155,616
Other crude non-metallic minerals	5,028	13,276	18,304
Paper and paperboard, pulp	30,719	8,751	39,470
Chemicals & related products	9,706	6,888	16,594
Petroleum & coal products	10,476	357,268	367,744
Machinery & equipment	18,418	13,961	32,379
Other products	30,920	11,936	42,856
Total	316,103	763,174	1,079,277

*: includes Sydney and North Sydney
**: metric tonnes of 2,204.6 pounds
SOURCE: Statistics Canada, Cat. 54-209, 54-210

Rail

The Cape Breton Industrial Region is served by Canadian National Railways. North Sydney is the mainland terminus of the CNR transcontinental standard gauge rails for connections to Newfoundland.

Sydney and North Sydney have daily CNR express and freight service; Sydney Mines, Glace Bay and New Waterford are serviced as required. A spur line is also in place to the developed area of the Sydport Industrial Park.

Daily rail passenger service is provided by VIA Rail between Sydney and Halifax, with connections at Truro to the Halifax-Montreal transcontinental service.

Road

Trans Canada Highway 104 connects Cape Breton County to the Canso Causeway. Thereafter, 104 leads to the rest of Canada, via New Glasgow, Truro and Amherst. At Truro, Highway 102 connects to Halifax.

The Trans Canada Highway (105) connects Port Hastings at the Canso Causeway with North Sydney via Baddeck and Whycocomagh. Highway 125, a divided limited access highway, connects Sydney with North Sydney. Most communities on the Island are connected by paved roads to highways 104, 105 and 125. Trunk roads include No. 22 which extends from Sydney to Louisbourg and No. 28 which runs from Sydney to Glace Bay via New Waterford and Dominion.

Sydney, the focal point of industrial Cape Breton, is approximately 167 km from Port Hastings at the Canso Causeway, 444 km from Amherst and 432 km from Halifax.

Of the total 1,503.6 km of roads in Cape Breton County, 859.1 are paved.

Air

The industrial region is served by the Sydney Airport, located on Trunk 4 between Sydney and Glace Bay, just 25 minutes from either downtown. There are two paved ILS equipment runways and one gravel and asphalt runway.

Regularly scheduled flights by Air Canada and CP Air connect with major Canadian and United States cities.

Table 23
Aviation Statistics* - Sydney Airport
1980 — 1984

	1980	1981	1982	1983	1984P
Total Flights Arriving and Departing	5,026	4,801	5,156	3,651	4,369
Total Passengers ('000) Arriving and Departing	336.9	251.9	266.8	208.8	173.5
Enplaned and Deplaned	191.0	178.2	159.6	140.9	175.6
Total Cargo ('000kg.) Arriving and Departing	1,833	1,366	1,624	994	885
Enplaned and Deplaned	698	648	577	553	559

*Relating to scheduled international and domestic flights
P - Preliminary
SOURCE: Statistics Canada, Cat. 51-203

Local Transportation

Public passenger transport between the towns in the industrial area is provided by Transit Cape Breton which also operates a transit service in the City of Sydney. Acadian Lines Limited operates daily coach services between Sydney and Halifax and points beyond.

Truck transport services link the industrial Cape Breton region with all major Maritime and North American destinations served by highways.

Communications

Newspapers published on a regular basis in industrial Cape Breton are the Cape Breton Post, a daily and The Coastal Courier, a weekly.

Three television stations, CJCB, CBIT and CBHFT broadcast from Sydney and two cablevision companies, Seaside and Cape Breton Cablevision, serve the region. Six radio stations — CBI, CBI-FM, CJCB, CKPE-FM, CHER, and CBAF-24-FM — also operate in the area.

Telephone and telegraph services are provided by Maritime Telegraph and Telephone Company Limited and all communities within the county have direct distance dialing. In 1985, there were 35,034 residential and 12,239 business telephones in the Sydney and Glace Bay exchanges. Canadian National-Canadian Pacific Telecommunications also provides telecommunication services to the region.

Table 24
Number of Telephones in
Glace Bay, Sydney and Nova Scotia
1983 - 1985

	1983*	1984*	1985*
Glace Bay	13,847	13,700	13,801
Sydney	31,536	33,101	33,472
Nova Scotia	550,044	570,722	583,820

*As of December for each year
SOURCE: Maritime Tel & Tel

Utilities and Energy

The Nova Scotia Power Corporation supplies electric power throughout the county. Major generating stations are located at Glace Bay (96,000 kW capacity), Lingan (600,000 kW). Each of these plants is coal-fired. The largest hydro plant in Nova Scotia (203,500) kW) is located at Wreck Cove in adjacent Victoria County. Generating facilties on Cape Breton Island account for more than 50 percent of the installed capacity in the province of Nova Scotia.

Each of the four 150,000 kW units at Lingan Generating Station consume approximately 400,000 t of Cape Breton coal annually. As with units one and two, which were completed three months ahead of schedule and below cost estimates, units three and four were commissioned two and three months ahead of schedule, respectively.

The greater industrial area is served by separate municipal water and sewerage systems, as well as refuse collection.

Lingan Power Plant

Trade

While the City of Sydney is the main shopping centre within the county, the other towns generally have both main-street shopping areas as well as suburban shopping malls. Retail sales for the county in 1983 are estimated to have exceeded $471 millions. Of this total, 79 percent is estimated to have been spent in the Sydney-Glace Bay-Dominion-New Waterford area with the North Sydney-Sydney Mines area accounting for 18.7 percent. The 1983 retail sales per capita were estimated to average $4,248 in the Sydney Census urban area, $2,494 per capita in the Sydney Mines Census urban area and 3,994 for the total province.

Glace Bay, Dominion, New Waterford, North Sydney, Sydney and Sydney Mines are all taking advantage of the province's mainstreet program to refurbish their main downtown shopping areas. Seven major shopping malls

Table 25
Retail Trade By Class Of Business
1982

	Estimates of Retail Sales ($'000,000)		
	Cape Breton County	Sydney*	Sydney Mines**
Food Stores	144.9	110.9	31.2
Motor vehicle dealers	44.7	41.1	2.7
Service stations	29.8	20.3	8.2
Clothing & shoe stores	25.3	20.4	4.6
Hardware stores	1.8	1.5	0.6
Furniture, appliance, TV and Radio	7.5	5.4	1.9
Total[1]	417.4	329.4	78.1

[1]Total retail trade was valued at 471.7, 371.9 and 88.3 million dollars for Cape Breton County, Sydney and Sydney Mines respectively, in 1983. Class of business detail is not available for this year.
*Sydney Census Agglomeration - Sydney City, Dominion, Glace Bay, New Waterford, and Subdiv. B.
**Sydney Mines Agglomeration - Sydney Mines, North Sydney, and Subdiv. A
SOURCE: The Financial Post, Canadian Market, 1983

provide over 122,000 m² of retail space; many of the stores in the mall represent national chains.

Food stores accounted for $145 millions or 34.7 percent of retail sales in 1982. New and used motor vehicle dealers had sales of $44.7 millions; over 90 percent of sales occurred in the Sydney Census urban area. Clothing and shoe sales were similarly concentrated in the Sydney area.

Petit Jean Restaurant, Sydney

Finance, Insurance and Real Estate

The Industrial Cape Breton Area has 22 branches of the major national banks, three trust company branches, 7 branches of financial companies and 11 credit unions to provide comprehensive financial services to the area. In 1984 cheques cashed in clearing centres in Glace Bay and Sydney reached $7.2 millions, an increase of 16.4 percent over 1983.

Twenty-four real estate agencies serve the industrial area, as do 36 insurance agents and brokers.

Table 26
Cheques Cashed By Type Of Account
1983 and 1984

	1983	1984
	($'000)	
Glace Bay		
Current	183,680	198,536
Savings	71,971	71,982
Personal Chequing	41,545	43,227
TOTAL	297,196	313,745
Sydney		
Current	5,397,823	6,382,346
Savings	262,495	269,460
Personal Chequing	202,267	206,630
TOTAL	5,862,585	6,858,436

SOURCE: Statistics Canada, Cat. 61-001

Education

In the 1985-86 school year there were 98 schools, 1,575 teachers and an enrolment of 26,686 students in the entire county. Enrolment has declined throughout the past decade as in other areas of the province due to the reduction in the birth rate since the sixties. Approximately 50 percent of all students are enrolled in elementary grades, 24 percent in junior high, 21 percent in senior high and the remaining five percent in vocational and business courses.

Primary and secondary education is administered by two district school boards, and one regional vocational school board.

Upgrading courses and trades training for adults are available at the Adult Vocational Training Centre in Sydney. Vocational training for high school students is the responsibility of the Cape Breton Regional Vocational School, also located in Sydney, which has an enrolment of 557 students. Stenographic, medical, legal and advanced secretarial training are provided by the Cape Breton Business College in Sydney.

The University College of Cape Breton is located on a campus which occupies 57 ha on the Sydney-Glace Bay Highway. It is a co-educational institution offering both technological diplomas and university degrees and diplomas. A total of 1,876 students were enrolled full-time for the 1985-86 academic year — 1,288 in university courses and 588 in technology programs. Evening and part-time courses are offered for the benefit of adults and people working full-time.

The university, through its Bras d'Or Institute, organizes research on the Bras d'Or lakes and directs its services to the economic and social needs of the Cape Breton community. The College's Beaton Institute of Cape Breton Studies is another organization concerned with the study of Cape Breton and focuses on the collection and preservation of historical records of the area.

The Alexander Graham Bell Institute studies and extends the work of the noted inventor and humanitarian. Also associated with the college are the Centre for International Studies, the Family Life Institute, the Louisbourg Institute and

Table 27
Schools, Teachers And Enrolments
Cape Breton County
1985 - 86

School Area	Schools	Teachers	Elem.
Cape Breton Co. (Excluding North Side) North Side	32	424	4,227
Cape Breton Co.	9	95	1,160
City of Sydney*	22	348	2,692
New Waterford	4	140	879
Dominion	4	40	304
Glace Bay	14	269	2,257
Louisbourg	2	18	128
North Sydney	5	83	868
Sydney Mines	6	158	862
Total	98	1,575	13,377

Table 27 (cont'd.)
Schools, Teachers And Enrolments
Cape Breton County
1985 - 86

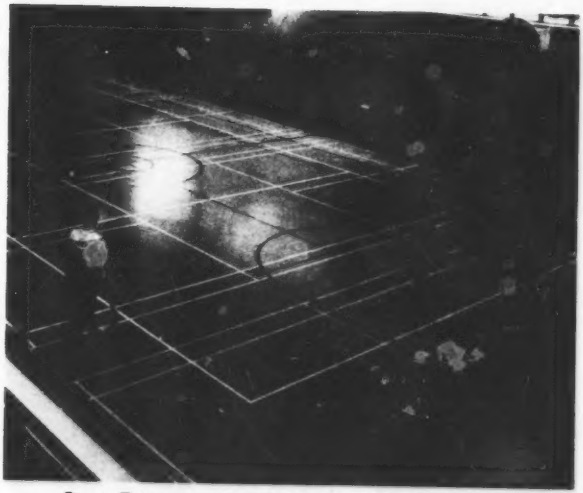
	Approximate Enrolments			
School Area	Junior High	Senior High	Other	Total
Cape Breton Co. (Excluding North Side) North Side	1,578	1,501	184	7,490
Cape Breton Co.	567	—	43	1,770
City of Sydney*	1,289	1,362	246	5,589
New Waterford	626	598	162	2,265
Dominion	177	135	12	628
Glace Bay	1,053	1,028	197	4,535
Louisbourg	88	38	7	261
North Sydney	445	—	81	1,394
Sydney Mines	443	938	511	2,754
Total	6,266	5,600	1,443	26,686

*does not include Cape Breton Regional Vocational School, with 42 teachers and an enrolment of 557

SOURCE: N.S. Department of Education, Directory of Schools in Operation

the Tompkins Institute of Human Values and Technology, whose goal is to maintain the special orientation of the university which is humanitechnical in nature.

The Canadian Coast Guard College was initially established at Point Edward in 1965. A new campus was constructed at Westmount and officially opened in June, 1981. This facility can accommodate 225 officer cadets in training to become marine engineering or navigation officers for the Canadian Coast Guard. The College provides a four-year training program, during which officer cadets spend two six-month periods at sea. The College provides tuition at no cost and pays a monthly allowance to the officer cadets.



Strait Educational Facilities, Port Hawkesbury

Health and Social Services

There are six general hospitals in Cape Breton County — two in Sydney, two in Glace Bay and one each in New Waterford and North Sydney, together they provide 840 hospital beds. The Cape Breton Hospital provides 62 beds for mental patients. Completion of a new 125-bed hospital in Glace Bay is scheduled for June and construction is underway on a rehabilation and extended care hospital in Sydney Mines. Eighteen homes for the aged within the county provide accommodation for 869 people. One facility for the retarded has facilities for 40 patients and an additional 5 homes have space for 229 mentally handicapped individuals. Other special care facilities include three alcohol/drug abuse centres and three homes for disturbed children and a transition home.

Table 28
Hospitals In Operation
Cape Breton County
1985

	Rated Capacity	
	Beds	**Bassinets**
Glace Bay		
Glace Bay General Hospital	106	10
Glace Bay Community Hospital	140	26
New Waterford		
New Waterford Consolidated Hospital	88	18
North Sydney		
Northside Harbour View Hospital*	185	20
Sydney		
St. Rita Hospital	164	25
Sydney City Hospital	157	—
Sydney River		
Cape Breton Hospital**	62	—

* - Includes the Harbour View Hospital and Northside General Hospital.
** - Facility provides long-term psychiatric care
SOURCE: Statistics Canada, Cat. 83-201

Business and Personal Services

The Industrial Cape Breton region has an extensive business and personal services sector. Located within the county are approximately 65 barristers and solicitors, nine chartered accounting firms, two architectural firms, 12 consulting engineering firms and numerous other types of business services.

The greatest concentration of both business and personal services is in Sydney, although most personal services, such as barber and beauty shops, dry cleaners, laundries, shoe repair shops and funeral parlors are available in most of the incorporated towns.

Rocky Bay Campsite, Victoria Co.

Recreation

The recreation facilities within the area are varied and are used not only by residents but also by many people outside the area.

Beautiful beaches are located in many spots along the Atlantic and Gulf of St. Lawrence shorelines and along the salt water Bras d'Or Lakes. Yachting, diving and sport fishing all thrive in this environment. There is excellent salt and fresh water fishing for many species ranging from trout to tuna. Deer, upland birds and waterfowl are hunted. Canadian and Nova Scotia law allows hunting and fishing after payment of a small license fee and attendance at a short course in gun safety.

Sailing at North Sydney

Keltic Lodge Golf Course

One 18-hole and one nine-hole golf course are located in Cape Breton County and five other courses are situated elsewhere on the Island. Ballfields, tennis courts and playgrounds provide other summer sports facilities in all incorporated communities. The Cape Smokey ski area is only 125 km from Sydney and attracts skiing enthusiasts from all the Maritime Provinces. Cross-country skiing has enjoyed tremendous growth in the past few years; many trails are available throughout the county. Three curling rinks, nine arenas, five indoor and five outdoor pools offer additional recreational opportunities.

Commercial facilities offering services to the public include bowling alleys and movie theatres. Locally produced crafts are exhibited at many shows. Regional libraries serve all areas of the county and bookmobiles provide regular service to outlying areas.

Tourism

Cape Breton Island is famous as a vacation destination. A prime attraction is the Cabot Trail in the Cape Breton Highlands National Park. The park is located in neighbouring Inverness and Victoria Counties. Many visitors use the Sydney area as their starting and/or ending points for the trip around the Trail.

The Fortress of Louisbourg is a restoration of the 18th century French fortress where period-costumed staff, buildings and activities recreate this time in Canadian history. The fortress area is a national historic park.

Cape Smokey Skiing

Cossit House, Sydney

Other tourist attractions in the area include the 1787 Cossit House and St. Patrick's Church Museum in Sydney the Sydney-Louisbourg Railway Museum in Louisbourg, the French Mine at Port Morien, the Miners Museum at Glace Bay and the Atlantic Statiquarium Marine Museum at Louisbourg.

Eighteen hotels and motels offer over 830 rooms to tourists, conventioneers and business travellers; most are located in Sydney and North Sydney. "Bed and Breakfast" is available at 31 homes, catering to overnight guests. Many of these homes are located in particularly attractive surroundings.

An important aspect of tourism in the area is the ferry service operating out of North Sydney to Port Aux Basques and to Argentia, Newfoundland.

Municipal Government

The municipalities within Cape Breton County are the City of Sydney, six towns and the Municipality of the County of Cape Breton. Each municipality raises revenues through separate tax rates on residential and commercial property and provides individual services to their residents. The Cape Breton Joint Expenditures Board carries out regional programs which are cost-shared on the basis of uniform assessment by the eight participating municipal units. Among the regional programs conducted by the board are the Cape Breton Correctional Centre, the Administration of Justice which recognizes the Sheriff's office, Prothonotary, County and Supreme Courts, Registry of Deeds and Probate. The board is also involved in regional economic development through direct programs, as well as contributing to the Cape Breton Metro Planning Commission, the Sydney Harbour Regional Development Port's Board and the Cape Breton Tourist Association.

The Cape Breton Metro Planning Commission provides planning services, development controls, building inspection and subdivision approval for the seven municipal units in the

Table 29
Municipal Tax Rates
Cape Breton County
1985

	Rate per $100 of Assessment	
	Residential	General or Commercial
Sydney	$1.82	$3.92
Dominion	2.00	3.55
Glace Bay	2.12	3.84
Louisbourg	1.89	3.45
New Waterford	1.99	4.02
North Sydney	1.97	3.40
Sydney Mines	1.71	3.47
Municipality of Cape Breton	.87	2.34

SOURCE: N.S. Department of Municipal Affairs

Industrial Cape Breton Area. The commission is incorporated under the Planning Act and has seven members: the mayors of the city and towns and the warden of the county. The Industrial Cape Breton Board of Trade serves the business community throughout the area.

Table 30
Officials of The Eight Municipal Governments
February 1986

City of Sydney	
Mayor	Manning MacDonald
City Manager	Daniel R. MacLeod
Clerk	Paul J. Roach
Treasurer	Rick Farmer
Glace Bay	
Mayor	Bruce Clark
Clerk Treasurer	Bruce C. Stearns
New Waterford	
Mayor	Gerald Marsh
Clerk Treasurer	Jerry Ryan
North Sydney	
Mayor	David MacDonald
Clerk Treasurer	Angus Fleming
Sydney Mines	
Mayor	Hector Dipersio
Clerk Treasurer	Lois Gordon
Dominion	
Mayor	Robert McVeigh
Deputy Town Clerk	Cecilia McIntyre
Louisbourg	
Mayor	Harvey Lewis
Clerk Treasurer	Elaine MacPherson
County of Cape Breton	
Mayor	Joe Wadden
Clerk Treasurer	J. E. MacEachern

Industrial Parks

The industrial area is served by two industrial parks which provide serviced sites for new or expanding industries.

SYDPORT INDUSTRIAL PARK (Formerly Point Edward Marine and Industrial Park)

This 600 acre (287 hectares) park is owned and operated by the Cape Breton Development Corporation, five kilometers from Highway 105, directly across the harbour from Sydney. Approximately (120 hectares) 250 acres of the park is serviced and almost (27 hectares) 57 acres is occupied. Rail spurs are located in the park and extensive berthing facilities are part of the park property. While the sale of property may be arranged for a particular development, long term leasing arrangements have been established as the norm.

NORTHSIDE INDUSTRIAL PARK

The 400 acre (191 hectares) park is located between the neighbouring towns of North Sydney and Sydney Mines. The land on which the park is situated is owned jointly by both towns. Realization of the need to diversify the towns' industrial bases and to provide alternative employment led way to the establishment of the Northside Industrial Park. The first phase of the park's development is underway and there are presently 40 acres (19 hectares) of serviced land available for purchase.